



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ८, अंक ३५] गुरुवार ते बुधवार, डिसेंबर १-७, २०२२/अग्रहायण १०-१६, शके १९४४ [पृष्ठे २५, किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १२५.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १७ नोव्हेंबर २०२२

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना, अधिनियम, १९६६.

अधिसूचना

क्रमांक टिपीएस-२४१८-१०५४-प्र.क्र.१६९-२०१८-ई.पी.मंजुरी-नवि-०९.—

ज्याअर्थी, मौदा नगर पंचायत, मौदा, जिल्हा नागपूर (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधिले आहे.) या नियोजन प्राधिकरणाने मौदा नगरपंचायतीच्या हद्दीसाठी प्रारूप विकास योजना (यापुढे “उक्त विकास योजना” असे संबोधिले आहे.) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. अधि. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधिले आहे.) चे कलम २६ अन्वये प्रसिद्ध करून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नागपूर विभागीय पुरवणी, भाग-१अ मध्ये दि. ३० मार्च ते ०५ एप्रिल, २०१७ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, सदरहू प्रसिद्ध झालेल्या उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८(२) नुसार स्थापन केलेल्या नियोजन समितीच्या सदस्यांनी त्यांचा अहवाल उक्त नियोजन प्राधिकरण यांच्याकडे दि. २१ जानेवारी २०१८ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरण यांनी उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उप-कलम १ मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजना शासनास पत्र क्र. न.पं.मौदा-प्रा.वि.यो.-कलम-३०-५८४, दि. २८ फेब्रुवारी २०१८ अन्वये मंजुरीस्तव सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार उक्त प्रारूप विकास योजनेबाबत आवश्यक त्या चौकशीनंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर, शासनाने उक्त विकास योजना अधिसूचना क्र. टिपीएस-२४१८-१०५४-प्र.क्र.१६९(अ)-२०१८-नवि-९, दि. १५ जुलै २०१९ अन्वये, त्यासोबतच्या परिशिष्ट-“अ” मधील बदलांसह भागशः मंजूर केली आहे आणि उर्वरित सारभूत स्वरूपाच्या वगळलेल्या फेरबदलांबाबत सूचना क्र. टिपीएस-२४१८-१०५४-प्र.क्र.१६९(ब)-२०१८-नवि-९, दि. १५ जुलै २०१९ अन्वये, ना.-एक-अ-१ (१७५६).

त्यासोबतच्या परिशिष्ट-“ ब ” मध्ये नमूद ई.पी.०१ ते ई.पी.१६ वर जनतेच्या हरकती/सूचना मागविण्यासाठी प्रसिद्ध केली आहे. (यापुढे “ उक्त सूचना ” असे संबोधिले आहे.) विहित मुदतीत जनतेकडून प्राप्त हरकती/सूचनांवर सुनावणी देऊन त्यावरील अहवाल शासनास सादर करणेसाठी सहसंचालक, नगर रचना, नागपूर विभाग, नागपूर यांची अधिकारी म्हणून (यापुढे “ उक्त अधिकारी ” असे संबोधिले आहे.) उक्त सूचनेद्वारे नियुक्ती केली आहे. (यापुढे “ उक्त वगळलेले क्षेत्र ” असे संबोधिले आहे.)

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार उक्त अधिकारी यांनी उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेच्या अनुषंगाने विहित मुदतीत प्राप्त हरकती/सूचनांवर सुनावणी देऊन त्यावरील त्यांचा अहवाल पत्र क्र. १००३, दि. ०९ नोव्हेंबर २०२० अन्वये शासनास सादर केला असून त्यावर संचालक, नगर रचना यांनी दि. ३१ मे २०२१ रोजीच्या पत्रान्वये अहवाल सादर केला आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील सुधारित तरतुदीनुसार, उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेच्या अनुषंगाने उक्त अधिकारी यांनी, उक्त अधिनियमाच्या कलम ३१ अन्वये शासनास सादर केलेल्या अहवालाच्या दिनांकापासून कमाल एक वर्षाच्या कालावधीत उक्त वगळलेल्या क्षेत्राची प्रारूप विकास योजना शासनाने मंजूर करणे आवश्यक आहे ;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र. १९) द्वारे उक्त अधिनियमाच्या कलम १४८-क मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कालावधी विचारात घेतांना, देशामध्ये किंवा राज्यामध्ये उद्भवणा-या कोणत्याही महामारीच्या किंवा साथीच्या रोगाच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा, यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणांनुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे ;

आणि ज्याअर्थी, महाराष्ट्र राज्यात शासनाने दि. २३ मार्च २०२० पासून ते २७ नोव्हेंबर २०२१ पर्यंत कोविड-१९ विषाणूच्या प्रादुर्भावामुळे जाहीर केलेला टाळेबंदीचा कालावधी उक्त अधिनियमाचे कलम १४८(क) नुसार वगळणे आवश्यक आहे ;

आता, त्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेही सल्लामसलत केल्यानंतर आणि आवश्यक ती चौकशी केल्यानंतर उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार तसेच इतर अनुषंगिक शक्तींचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे.

(अ) मौदा नगरपंचायतीच्या उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेस, सोबतच्या परिशिष्ट-अ मधील बदलांसह मंजुरी देण्यात येत आहे.

(ब) सोबतच्या परिशिष्ट-अ प्रमाणे मौदा नगरपंचायतीच्या उक्त वगळलेल्या क्षेत्राची विकास योजना, सदर अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून ३० दिवसांनंतर अंमलात येईल.

SCHEDULE-A (परिशिष्ट-अ)

SUBSTANTIAL MODIFICATIONS SANCTIONED BY GOVERNMENT U/S 31(I) OF MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (DEVELOPMENT PLAN OF MOUDA).

Accompaniment to the Government notification No. TPS-2418-1054-C.R.169-2018-E.P.sanction-ud-9, dated 17th November, 2022

Sr. No.	Excluded Part	Proposal as per Development Plan published under Section 26 of the M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to the Govt. for sanction under Section 30 of the M.R. & T.P. Act, 1966	Modification of Substantial nature as proposed by Govt. under Section 31(I) of the M.R. & T.P. Act, 1966	Substantial Modifications Sanctioned by the Government U/s 31(I) of the M.R. & T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)
1.	EP-1	Survey No. 343 included in public Utility Zone (M.S.E.B.)	Admeasuring area of land bearing Sruvey No. 343 (part) proposed to the deleted from Public Utility Zone (M.S.E.B.) and is proposed to be included in Public/Semi Public Zone for Court as shown on plan.	Admeasuring area of land bearing Sruvey No. 343 (part) proposed to the deleted from Public Utility Zone (M.S.E.B.) and is proposed to be included in Public/Semi Public Zone for Court with 12.00 Mtr. wide approach road from South Side as shown on plan.	Sanctioned as proposed.

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)
2.	EP-2	Site No. 33 “Transport Plaza”	Admeasuring area of land bearing Sruvey No. 388/1 proposed to be deleted from Site No. 33 Transport Plaza and proposed to be included in Commercial Zone as shown on plan.	Admeasuring area of land bearing Sruvey No. 388/1 proposed to be deleted from Site No. 33 Transport Plaza and proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
3.	EP-3	Site No. 13 “Play Ground”	Site No. 13 “Play Ground” is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Site No. 13 “Play Ground” is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
4.	EP-4	Site No. 17 “Mhada Housing”	Site No. 17 “Mhada Housing” land bearing Survey No. 334 proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	i) Site No. 17 “Mhada Housing” land bearing Survey No. 334 proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone. Also site No. 17 “Mhada Housing” proposed to be shifted on land bearing Survey No. 384 (part), 417 (part) & 418 (part) of Mouja Mouda and appropriate authority for the said reservation is MHADA as shown on plan. ii) Land bearing Survey No. 384 (part), 414 (part), 416 (part), 417 (part), 418 (part), & 419 (part), proposed to be deleted from Agricultural Zone and proposed to be included in Residential Zone excluding designated Petrol Pump shown on Survey No. 416 (part) as shown on plan.	Sanctioned as proposed.
5.	EP-5	Site No. 08 “Shopping Center”	Site No. 08 “Shopping Center” is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Site No. 08 “Shopping Center” is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)
6.	EP-6	Site No. 22 "Garden" & 12.0 mts. wide D.P. road.	Reservation of Garden Site No. 22, S. No. 352/2 Area 4125.00 Sq. Mt. Partly to be deleted and 12.0 M. wide proposed D. P. road to be deleted and land so released to be included in residential zone as shown on plan.	Reservation of Garden Site No. 22, S.No. 352/2 Area 4125.00 Sq. Mt. partly to be deleted and 12.0 M. wide proposed D.P. road to be deleted and land so released to be included in residential zone. Also Site No. 22 "Garden" is proposed to be extended up to western boundary of Survey No. 352 as shown on plan.	Sanctioned as proposed.
7.	EP-7	Land bearing Survey No. 469/2 of Mouja Mouda is included in Agriculture Zone.	Land bearing Survey No. 469/ 2 of Mouja Mouda pro- posed to be deleted from Agriculture Zone and pro- posed to be included in Residential Zone as shown on plan.	Land bearing Survey No. 469 along with Survey Nos. 466, 467, 468, 470, 471, 473 & 593 of Mouja Mouda proposed to be deleted from Agri- culture Zone and proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
8.	EP-8	Site No. 38 Exten- sion to "Cremation Ground"	The South-East portion of "Site No. 38 Extension to Cremation Ground" is pro- posed to be reserved for Water Treatment Plant (WTP) (Admeasuring area 50M. x 60M.) as shown on plan.	The South-East portion of "Site No. 38 Extension to Cremation Ground" is proposed to be re- served for Water Treatment Plant (WTP) (Admeasuring area 50M. x 60M.) as shown on plan.	Sanctioned as proposed.
9.	EP-9	Land bearing Survey No. 527 is included in Agricul- ture Zone	Admeasuring area 3131.00 Sq. Mt. of Survey No. 527 is pro- posed to be deleted from Agriculture zone and to be reserved for Sewage Treat- ment Plant under Public Util- ity Zone as shown on plan.	Admeasuring area 3131.00 Sq. Mt. is proposed to be deleted from Agriculture zone and to be reserved for Sewage Treatment Plant under Public Utility Zone as shown on plan.	Sanctioned as proposed.
10.	EP-10	Land bearing Survey Nos. 203, 204 and 205(part) is in- cluded in Residen- tial Zone	Land bearing Survey Nos. 203, 204 and 205(part) is in- cluded in Residential Zone.	Land bearing Survey Nos. 203, 204 and 205(part) is proposed to be deleted from Residential Zone and proposed to be included in Agri- culture Zone as shown on plan.	Sanctioned as proposed.
11.	EP-11	"Lake" (Water Body) shown in Survey No. 2 to- wards the Southern side of "Site No. 23 Commercial Com- plex & Weekly Market"	"Lake" (Water Body) shown in Survey No. 2 towards the Southern side of "Site No. 23 Commercial Complex & Weekly Market"	"Lake" (Water Body) shown in Sur- vey No. 2 towards the Southern side of Site No. 23 "Commercial Complex & Weekly Market" is proposed to be deleted and area so released is proposed to be in- cluded in Residential Zone as shown on plan.	Sanctioned as proposed.

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)
12.	EP-12	-	-	15.0 Mtr Wide North- South D.P. Road is proposed to be extended up to 15 M East-West D. P. Road along the Western boundary of Mouja Mouda Nagar Panchayat as shown on plan.	Sanctioned as proposed.
13.	EP-13	9.0 to 12.0 mt. North-South existing road from 15.00 mt. wide East-West D. P. Road to East-West canal	9.0 to 12.0 mt. North-South existing road from 15.00 mt. wide East-West D. P. Road to East-West canal	9.0 to 12.0 mt. North-South existing road from 15.00 mt. wide East-West D. P. Road to East-West canal is proposed to be widened up to 15.00 mt. width as shown on plan.	Sanctioned as proposed.
14.	EP-14	-	-	18.0 Mtr. Wide D.P. Road is proposed along the Eastern boundary of Mouda Nagar Panchayat to co-ordinate with proposed 18.00 mt. wide D.P. Road within NMRDA limit as shown on plan.	Sanctioned as proposed.
15.	EP-15	-	-	In Development Control and Promotion Regulations, 2013 Regulation No. 22.5 A- GREEN BELT is proposed to be included in Regulation No. 22.5 for Land Use Classification as follows:- 22.5.A GREEN BELT- Following uses shall be permissible i. Agriculture, ii. Tree Plantation, Gardens, Landscaping, Public Park Landscaping, Forestry and Nursery <i>etc.</i> iii. River front development by Nagar Panchyat or any institution authorized on behalf on Nagar Panchyat. iv. Development of pedestrian pathways, jogging track, cycle track, boat club <i>etc.</i> v. Swimming pool, club house, recreational facilities after leaving marginal distance of 15 m. belt along river bank and 9.0 m. from river and Nalas, respectively subject to FSI of 10% with ground floor structure only. vi. Public toilets as per requirement. vii. Recreational open space of any layout /sub-division / development proposals, if submitted along with the developable land adjoin-	EP is deleted

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)
				<p>ing to such green belt, after leaving marginal distances of minimum 15.00 mt. and 9.0 mt. from river and Nalas, respectively, (clarification - it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such green belt zone.)</p> <p>The users and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as mentioned above.</p> <p>If the land under green belt zone, excepting open space therein if any, is required by Chief Officer for the public purposes mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.</p> <p>Provided that, FSI of such land under Green Belt Zone shall be permissible only after handing over such land to the Nagar Panchayat free of cost and free from encumbrances.</p> <p>The Side / rear marginal distances for the proposed building adjoining to river / Nala shall be maximum of side rear marginal distance, to be measured from river/ Nala, as required according to height of building or 4.5 mt. from the dividing line between green belt zone and the other developable zone.</p>	
16.	EP-16	-	-	<p>In Development Control and Promotion Regulations, 2013 Regulation No. 12.5(A) Development Along Highways / Classified Roads(b) Width of roads to be considered while granting development permissions is proposed to be included in Regulation No. 12.5 for Access from the Highway / Classified Road as follows:-</p> <p>12.5.A</p> <p>(a) Development Along Highways / Classified Roads (a) :-</p>	EP is deleted

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1) (2) (3) (4) (5) (6)

The development along the high-ways shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time.

A service road of 12 m. wide shall be provided along State and National Highways on both sides. These service roads may not be provided in piecemeal where authorized development/construction have already taken place without the provisions of service road.

(b) Width of roads to be considered while granting development permissions as mentioned in table given below :-

Sr. No.	Category of Road	Width of Road	Remarks
(1)	(2)	(3)	(4)
1	National Highway	60 mts.	Width inclusive of 12 mt. service road on both side.
2	State Highway	45 mts.	Width inclusive of 9.0 mt. service road on both side.
3	Major Dist. Road	24 mts.	No service road required.
4	Other Dist. Road	18 mts.	No service road required.
5	Village Road	15 mts.	No service road required.

Note :- 1) If the width of any existing road is more than what is specified in above table then the greater width shall prevail.

2) The above widths of road are subject to vary according to guidelines or circulars issued by the respective department.

(१) शासनाने सदर अधिसूचनेनुसार मंजूर केलेली उक्त वगळलेल्या क्षेत्राची विकास योजना जनतेच्या अवलोकनार्थ मुख्याधिकारी, नगर पंचायत, मौदा, जि. नागपूर यांचे कार्यालयात, कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत, सदर विकास योजना अंमलात आल्याच्या तारखेपासून एक महिन्याच्या कालावधीसाठी उपलब्ध राहील.

(२) सदर अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे/नियम) या संकेतस्थळावर उपलब्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,

देवदत्त रहाणे,
कार्यासन अधिकारी.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १२६.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Date 17th November, 2022

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTIFICATION

No. TPS-2418-1054-CR-169-2018-E.P.Sanction/UD-09.—

Whereas, the Mouda Nagar panchayat, District Nagpur (hereinafter referred to as “ the said Planning Authority ”) being Planning Authority has published draft Development Plan of the Mouda Nagar Panchayat (hereinafter referred to as “ the said Development Plan ”) under Section 26 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “ the said Act ”) and published a notice to that effect in the Maharashtra Government Gazette, Nagpur Division Supplement, Part-1A, dated 30th March to 5th April, 2017 ;

And whereas, after considering the suggestions and objections received on the said Draft Development Plan, the Planning Committee, set up under Section 28 (2) of the said Act has submitted its report to the said Planning Authority on 21st March 2018 ;

And whereas, “ the Planning Authority ” published the said Draft Development Plan so modified for information of the public under sub-section (4) of Section 28 of the said Act ;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the Planning Authority has submitted the said Draft development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. न.पं.मौदा-प्रा.वि.यो.-कलम-३०-५८४, dated 28-02-2018 ;

And whereas, in accordance with the provisions of Section 31 (1) of the said Act, after making necessary enquiry and after consulting Director of Town Planning, Maharashtra State, Pune, the Government has sanctioned the said Development Plan Partly *vide* Notification No. TPS-2418-1054-C.R.169(A)-2018-UD-9, dated 15th July 2019, with modifications as specified in the Schedule-A appended thereto and published a Notice No. TPS-2418-1054-C.R.169(B)-2018-UD-9, dated 15th July 2019, in respect of remaining excluded modifications of substantial nature, mentioned and specified as E.P.1 to E.P. 16 in the Schedule-B appended thereto, for inviting, suggestions/objections from public (hereinafter referred to as “ the said notice ”) and appointed Joint Director of Town Planning, Nagpur Division, Nagpur as an Officer (hereinafter referred to as “ the said Officer ”) to hear the suggestions/objections received from public within stipulated time and submit a report to the Government (hereinafter referred to as “ the said Excluded part ”) ;

And whereas, as per the provisions of Section 31 (1) of the said Act, the said Officer, after giving hearing to the suggestions/objections received within stipulated time in respect of draft Development Plan of the said Excluded Part, has submitted his report *vide* his letter No. 1003, dated 09th November 2020 to the Government and Director of Town Planning, has submitted his report *vide* letter dated 31st May 2021 ;

And whereas, in accordance with the amended provisions of Section 31 (1) of the said Act, the State Government is required to sanction the Excluded Part of the said Development Plan within one year from the date of receipt of the report submitted by the said Officer under Section 31 of the said Act ;

And whereas, in accordance with the amended provisions of Section 148-A, of the said Act, *vide* the Maharashtra Regional And Town Planning (Amendment) Act, 2020 (Maharashtra Act No. XIX of 2020), in computing the period, in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapters II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters, due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be to prevent the spread of any pandemic or epidemic or disaster situation arising in the Country or State shall be excluded ;

And whereas, the period of lockdown declared due to spread of Covid-19 *virus* in the State of Maharashtra, by the Government from 23rd March 2020 to 27th November 2021 shall be excluded as per section 148-A of the said Act ;

Now, therefore, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, in exercise of the powers conferred by Section 31 (1) of the said Act and all other powers enabling it in that behalf, the Government passes following order :-

- (a) The draft Development Plan of the said Excluded Part of Mouda Nagar Panchayat, District Nagpur is sanctioned with modification as specified in the Schedule-A appended hereto.

- (b) The date one month after the date of publication of this notification in the Official Gazette is fixed as the date of coming into force of the said Development Plan of Excluded Part of Mouda Nagar Panchayat, District Nagpur, as described in the Schedule-A appended hereto.

SCHEDULE-A (परिशिष्ट-अ)

**SUBSTANTIAL MODIFICATIONS SANCTIONED BY GOVERNMENT U/S 31(I)
OF MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (DEVELOPMENT PLAN OF MOUDA)**

Accompaniment to the Government notification No. TPS-2418-1054-C.R.169-2018-E.P.sanction-ud-9, dated 17th November, 2022

Sr.No.	Excluded Part	Proposal as per Development Plan published under Section 26 of the M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to the Govt. for sanction under Section 30 of the M.R. & T.P. Act, 1966	Modification of Substantial nature as proposed by Govt. under Section 31(I) of the M.R. & T.P. Act, 1966	Substantial Modifications Sanctioned by the Government U/s 31(I) of the M.R. & T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)
1.	EP-1	Survey No. 343 included in public Utility Zone (M.S.E.B.)	Admeasuring area of land bearing Sruvey No. 343 (part) proposed to the deleted from Public Utility Zone (M.S.E.B.) and is proposed to be included in Public/Semi Public Zone for Court as shown on plan.	Admeasuring area of land bearing Sruvey No. 343 (part) proposed to the deleted from Public Utility Zone (M.S.E.B.) and is proposed to be included in Public/Semi Public Zone for Court with 12.00 Mtr. wide approach road from South Side as shown on plan.	Sanctioned as proposed.
2.	EP-2	Site No. 33 "Transport Plaza"	Admeasuring area of land bearing Sruvey No. 388/1 proposed to be deleted from Site No. 33 Transport Plaza and proposed to be included in commercial Zone as shown on plan.	Admeasuring area of land bearing Sruvey No. 388/1 proposed to be deleted from Site No. 33 Transport Plaza and proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
3.	EP-3	Site No. 13 "Play Ground"	Site No. 13 "Play Ground" is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Site No. 13 "Play Ground" is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
4.	EP-4	Site No. 17 "Mhada Housing"	Site No. 17 "Mhada Housing" land bearing Survey No. 334 proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	i) Site No. 17 "Mhada Housing" land bearing Survey No. 334 proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone. Also site No. 17 "Mhada Housing" proposed to be	Sanctioned as proposed.

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)
				shifted on land bearing Survey No. 384 (part), 417 (part) & 418 (part) of Mouja Mouda and appropriate authority for the said reservation is MHADA as shown on plan.	
				ii) Land bearing Survey No. 384 (part), 414 (part), 416 (part), 417 (part), 418 (part), & 419 (part), proposed to be deleted from Agricultural Zone and proposed to be included in Residential Zone excluding designated Petrol Pump shown on Survey No. 416 (part) as shown on plan.	
5.	EP-5	Site No. 08 “Shopping Center”	Site No. 08 “Shopping Center” is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Site No. 08 “Shopping Center” is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
6.	EP-6	Site No. 22 “Garden” & 12.0 mts. wide D.P. road.	Reservation of Garden Site No. 22, S. No. 352/2 Area 4125.00 Sq. Mt. Partly to be deleted and 12.0 M. wide proposed D. P. road to be deleted and land so released to be included in residential zone as shown on plan.	Reservation of Garden Site No. 22, S. No. 352/2 Area 4125.00 Sq. Mt. partly to be deleted and 12.0 M. wide proposed D.P. road to be deleted and land so released to be included in residential zone. Also Site No. 22 “Garden” is proposed to be extended up to western boundary of Survey No. 352 as shown on plan.	Sanctioned as proposed.
7.	EP-7	Land bearing Survey No. 469/2 of Mouja Mouda is included in Agriculture Zone.	Land bearing Survey No. 469/2 of Mouja Mouda proposed to be deleted from Agriculture Zone and proposed to be included in Residential Zone as shown on plan.	Land bearing Survey No. 469 along with Survey Nos. 466, 467, 468, 470, 471, 473 & 593 of Mouja Mouda proposed to be deleted from Agriculture Zone and proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
8.	EP-8	Site No. 38 Extension to “Cremation Ground”	The South-East portion of “Site No. 38 Extension to Cremation Ground” is proposed to be reserved for Water Treatment Plant (WTP) (Admeasuring area 50M. x 60M.) as shown on plan.	The South-East portion of “Site No. 38 Extension to Cremation Ground” is proposed to be reserved for Water Treatment Plant (WTP) (Admeasuring area 50M. x 60M.) as shown on plan.	Sanctioned as proposed.

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)
9.	EP-9	Land bearing Survey No. 527 is included in Agriculture Zone	Admeasuring area 3131.00 Sq. Mt. of Survey No. 527 is proposed to be deleted from Agriculture zone and to be reserved for Sewage Treatment Plant under Public Utility Zone as shown on plan.	Admeasuring area 3131.00 Sq. Mt. is proposed to be deleted from Agriculture zone and to be reserved for Sewage Treatment Plant under Public Utility Zone as shown on plan.	Sanctioned as proposed.
10.	EP-10	Land bearing Survey No. 203, 204 and 205(part) is included in Residential Zone	Land bearing Survey No. 203, 204 and 205(part) is included in Residential Zone	Land bearing Survey No. 203, 204 and 205(part) is proposed to be deleted from Residential Zone and proposed to be included in Agriculture Zone as shown on plan.	Sanctioned as proposed.
11.	EP-11	"Lake" (Water Body) shown in Survey No.2 towards the southern side of "Site No. 23 Commercial Complex & Weekly Market"	"Lake" (Water Body) shown in Survey No.2 towards the southern side of "Site No. 23 Commercial Complex & Weekly Market"	"Lake" (Water Body) shown in Survey No.2 towards the southern side of Site No. 23 "Commercial Complex & Weekly Market" is proposed to be deleted and area so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
12.	EP-12	-	-	15.0 Mtr Wide North- South D.P. Road is proposed to be extended up to 15 M East-West D. P. Road along the Western boundary of Mouja Mouda Nagar Panchayat as shown on plan.	Sanctioned as proposed.
13.	EP-13	9.0 to 12.0 mt. North-South existing road from 15.00 mt. wide East-West D. P. Road to East-West canal	9.0 to 12.0 mt. North-South existing road from 15.00 mt. wide East-West D. P. Road to East-West canal	9.0 to 12.0 mt North-South existing road from 15.00 mt. wide East-West D. P. Road to East-West canal is proposed to be widened up to 15.00 mt. width as shown on plan.	Sanctioned as proposed.
14.	EP-14	-	-	18.0 Mtr Wide D.P. Road is proposed along the Eastern boundary of Mouda Nagar Panchayat to co-ordinate with proposed 18.00 mt. wide D.P. Road within NMRDA limit as shown on plan.	Sanctioned as proposed.
15.	EP-15	-	-	In Development Control and Promotion Regulations, 2013 Regulation No. 22.5 A- GREEN BELT is proposed to be included in Regulation No. 22.5 for Land Use Classification as follows:- 22.5.A GREEN BELT- Following uses shall be permissible i. Agriculture,	EP is deleted

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)
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ii. Tree Plantation, Gardens, Landscaping, Public Park Landscaping, Forestry and Nursery etc.

iii. River front development by Nagar Panchyat or any institution authorized on behalf on Nagar Panchyat.

iv. Development of pedestrian pathways, jogging track, cycle track, boat club etc.

v. Swimming pool, club house, recreational facilities after leaving marginal distance of 15 m. belt along river bank and 9.0 m. from river and Nalas, respectively subject to FSI of 10% with ground floor structure only.

vi. Public toilets as per requirement.

vii. Recreational open space of any layout /sub-division / development proposals, if submitted along with the developable land adjoining to such green belt, after leaving marginal distances of minimum 15.00 mt. and 9.0 mt. from river and Nalas, respectively, (clarification - it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such green belt zone.)

The users and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as mentioned above.

If the land under green belt zone, excepting open space therein if any, is required by Chief Officer for the public purposes mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.

Provided that, FSI of such land under Green Belt Zone shall be permissible only after handing over such land to the Nagar Panchayat free of cost and free from encumbrances.

The Side / rear marginal distances for the proposed building adjoining to river / Nala shall be maxi-

SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)																												
				num of side rear marginal distance, to be measured from river/ Nala, as required according to height of building or 4.5 mt. from the dividing line between green belt zone and the other developable zone.																													
16.	EP-16	-	-	<p>In Development Control and Promotion Regulations, 2013 Regulation No. 12.5(A) Development Along Highways / Classified Roads(b) Width of roads to be considered while granting development permissions is proposed to be included in Regulation No. 12.5 for Access from the Highway / Classified Road as follows:-</p> <p>12.5.A</p> <p>(a) Development Along Highways / Classified Roads (a) :-</p> <p>The development along the highways shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time.</p> <p>A service road of 12 m. wide shall be provided along State and National Highways on both sides. These service road may not be provided in piecemeal where authorized development/ construction have already taken place without the provisions of service road.</p> <p>(b) Width of roads to be considered while granting development permissions as mentioned in table given below :-</p> <table><tr><th>Sr. No.</th><th>Category of Road</th><th>Width of Road</th><th>Remarks</th></tr><tr><th>(1)</th><th>(2)</th><th>(3)</th><th>(4)</th></tr><tr><td>1</td><td>National Highway</td><td>60 mts.</td><td>Width inclusive of 12 mt. service road on both side.</td></tr><tr><td>2</td><td>State Highway</td><td>45 mts.</td><td>Width inclusive of 9.0 mt. service road on both side.</td></tr><tr><td>3</td><td>Major Dist. Road</td><td>24 mts.</td><td>No service road required.</td></tr><tr><td>4</td><td>Other Dist. Road</td><td>18 mts.</td><td>No service road required.</td></tr><tr><td>5</td><td>Village Road</td><td>15 mts.</td><td>No service road required.</td></tr></table>	Sr. No.	Category of Road	Width of Road	Remarks	(1)	(2)	(3)	(4)	1	National Highway	60 mts.	Width inclusive of 12 mt. service road on both side.	2	State Highway	45 mts.	Width inclusive of 9.0 mt. service road on both side.	3	Major Dist. Road	24 mts.	No service road required.	4	Other Dist. Road	18 mts.	No service road required.	5	Village Road	15 mts.	No service road required.	EP is deleted
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SCHEDULE-A (परिशिष्ट-अ)—चालू

(1)	(2)	(3)	(4)	(5)	(6)
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Note :- 1) If the width of any existing road is more than what is specified in above table then the greater width shall prevail.

2) The above widths of road are subject to vary according to guidelines or circulars issued by the respective department.

(1) The Plan showing Development Plan of the said Excluded Part of substantial nature, as sanctioned by the Government vide this notification shall be kept open for inspection by the general public, during office hours of working days for a period of one month from the date of coming into force of this Development Plan, in the office of the Chief Officer, Mouda Nagar Panchayat, Mouda, District Nagpur.

(2) This Notification is available on the Government of Maharashtra website www.maharashtra.gov.in (Acts Rules).

By order and in the name of the Governor of Maharashtra,

DEODATTA RAHANE,

Desk Officer.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १२७.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १८ नोव्हेंबर, २०२२

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना, अधिनियम, १९६६.

अधिसूचना

क्रमांक टिपीएस-२६१८-२४८४-प्र.क्र.१५३-२०२१-नवि-०९.—

ज्याअर्थी, सेवाग्राम बिगर नगर परिषद शहराची विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे उक्त अधिनियम असे संबोधले आहे) चे कलम ३१(१) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी अधिसूचना क्र. वि.यो. सेवाग्राम (बिनम)-टिपीव्ही-६-७६९१, दि. ०९ डिसेंबर १९८९ अन्वये मंजूर केली असून ती दि. १५ जुलै १९९० पासून अंमलात आली आहे. (यापुढे “ उक्त विकास योजना ” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेसाठी मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, वर्धा हे नियोजन प्राधिकरण आहे (यापुढे “ उक्त नियोजन प्राधिकरण ” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये मौजा वरुड येथील सर्व्हे क्र. २२ पैकी जागा (यापुढे “ उक्त जागा ” असे संबोधले आहे) कृषी विभागात समाविष्ट आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने त्याच्या सर्वसाधारण सभेचा ठराव क्र. ०३, दिनांक २४ जानेवारी २०१८ अन्वये उक्त विकास योजनेत फेरबदल करून उक्त जागेपैकी सर्व्हे क्र. २२/१ख (नविन सर्व्हे क्र. ९३/अ व ९३/ब क्षेत्रफळ अनुक्रमे ०.४९ हेक्टर व ०.७२ हेक्टर) मधील एकूण १.२१ हेक्टर क्षेत्र रहिवास विभागात समाविष्ट करण्याचे ठरवून उक्त अधिनियमाचे कलम ३७(१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून प्रस्ताव दि. ०४ ऑक्टोबर २०१८ च्या पत्रान्वये शासनास सादर केलेला आहे ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर, उक्त फेरबदलाचा प्रस्ताव नामंजूर करावा, असे शासनाचे मत झाले आहे ;

आता, त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ चे पोट-कलम (२) अन्वये व त्या अनुषंगाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन उक्त विकास योजनेतील उक्त फेरबदल प्रस्ताव नामंजूर करीत आहे.

सदरची अधिसूचना नागरिकांच्या अवलोकनार्थ मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, वर्धा यांचे कार्यालयात, कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी उपलब्ध करण्यात येत आहे.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in या वेबसाईटवर उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

देवदत्त रहाणे,

कार्यासन अधिकारी.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १२८.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 18th November, 2022

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTIFICATION

No. TPS-2618-2484-CR-153-2021-UD-09.—

Whereas, Development Plan for the Sewagram (N.M.P.) has been sanctioned by the Director, Town Planning, Maharashtra State, Pune *vide* Notification No. D. P. Sewagram (N.M.C.)-TPV-6-7691, dated 09th December 1989 under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”) and the same has come into force from 15th July 1990 (hereinafter referred to as “the said Development Plan”);

And whereas, the Chief Executive Officer, Zilla Parishad, Wardha is the Planning Authority for the said Development Plan (hereinafter referred to as “the said Planning Authority”);

And whereas, in the said Development Plan, land bearing Survey No. 22 of Mouje Warud (hereinafter referred to as “the said land”) is included in Agricultural Zone;

And whereas, the said Planning Authority *vide* its General Body Resolution No. 03, dated 24th January 2018 resolved to modify the said Development Plan by deleting the Part of said land bearing Survey No. 22/1B (New Survey No. 93/A & 93/B admeasuring 0.49 hector & 0.72 hector respectively) admeasuring 1.21 hector and land so released to be included in Residential Zone (hereinafter referred to as “the said Modification”), after following all the legal formalities stipulated under Section 37(1) of the said Act, forwarded the proposal to Government for sanction *vide* letter dated 04th October 2018;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the Government is of the opinion that the said modification needs to be refused;

Now, therefore in, exercise of powers conferred by sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby refuses to accord sanction to the said Modification.

This Notification shall be kept open for inspection by the general public during office hours in the office of the Chief Executive Officer, Zilla Parishad, Wardha.

This Notification shall also be published on the Government web-site www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

DEODATTA RAHANE,

Desk Officer.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १२९.

संचालक, नगर रचना, यांजकडून

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना, अधिनियम, १९६६.

आदेश

क्रमांक डिटीपी-वि.यो.नरखेड (सु.+वा.क्षे)-कलम-१२७(२)-आदेश-टिपीव्ही-२-५७४६.—

ज्याअर्थी, नरखेड नगर परिषदेची विकास योजना (सु. + वा.क्षे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधिलेला आहे) चे कलम ३१(१) अन्वये संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेकडील अधिसूचना क्र. वियो.-नरखेड (सु.+वा.क्षे)-टिपीव्ही-२/३९०७, दि. ०७ जून १९९१ अन्वये (यापुढे “उक्त अधिसूचना” असे संबोधिलेले आहे) मंजूर केलेली असून ती दि. १६ ऑगस्ट १९९१ पासून अंमलात आलेली आहे. (यापुढे “उक्त मंजूर विकास योजना” असे संबोधिलेली आहे);

आणि ज्याअर्थी, उक्त मंजूर विकास योजनेमध्ये, मौजा नरखेड येथील सर्व्हे क्र. १ पै. व सर्व्हे क्र. २ पै. जमीनीपैकी १.० हे. क्षेत्र आ. क्र. ५३, “जुनियर कॉलेज” (यापुढे “उक्त आरक्षण” असे संबोधिलेले आहे) या आरक्षणाने बाधित होत असून, उक्त आरक्षणाचे भूसंपादन व विकासासाठी समुचित प्राधिकरण नगर परिषद, नरखेड आहे (यापुढे “उक्त समुचित प्राधिकरण” असे संबोधिलेले आहे);

आणि ज्याअर्थी, उक्त समुचित प्राधिकरणाने उक्त मंजूर विकास योजना अंमलात आल्याच्या दिनांकापासून १० (दहा) वर्षांच्या कालावधीत उक्त आरक्षणाखालील जमीन संपादन केलेली नाही;

आणि ज्याअर्थी, उक्त आरक्षणाखालील मौजा नरखेड येथील सर्व्हे क्र. १ (पै.) या जमिनीच्या (यापुढे “उक्त जमीन” असे संबोधिलेले आहे)

संबंधित जमीन मालक श्रीमती सुनंदा हरीशचंद्र काळे यांनी (यापुढे “उक्त जमीन मालक” असे संबोधिलेले आहे) उक्त अधिनियमाचे कलम १२७ (१) अन्वये उक्त समुचित प्राधिकरणावर दि. २७ मे २००९ रोजी सूचना (यापुढे “उक्त सूचना” असे संबोधिलेले आहे) बजाविलेली होती;

आणि ज्याअर्थी, उक्त आरक्षणाखालील उक्त जमिनीच्या उक्त जमीन मालकाने उक्त सूचना बजाविल्यानंतरही उक्त आरक्षणाच्या उक्त समुचित प्राधिकरणाने उक्त कलम १२७ मधील तत्कालीन तरतुदीनुसार विहीत मुदतीत उक्त आरक्षणाखालील उक्त जमिनीच्या भूसंपादनासाठी कोणतीही कार्यवाही केलेली नाही ;

आणि ज्याअर्थी, मा. उच्च न्यायालय, मुंबई, नागपूर खंडपीठाकडून रिट याचिका क्र. ५९०९/२०१८, मध्ये (यापुढे “उक्त रिट याचिका” असे संबोधिलेले आहे) दि. २६ जुलै २०१९ रोजीच्या निर्णयात उक्त जमीन उक्त आरक्षणातून मुक्त झाल्याबाबत आदेश पारीत केले आहेत ;

आणि ज्याअर्थी, मुख्याधिकारी, नरखेड नगर परिषद यांनी पत्र क्र. नपन-सा.बा.-न.र.-अधिसूचना-९३४-२०२१ दि. ०७ जून २०२१ अन्वये मा. उच्च न्यायालय, मुंबई, नागपूर खंडपीठातील रिट याचिका क्र. ५९०९-२०१८, मध्ये दि. २६ जुलै २०१९ रोजी पारीत झालेल्या निर्णयाच्या विरोधात सर्वोच्च न्यायालयात पुनर्विलोकन याचिका दाखल केली नसल्याचे कळविलेले आहे ;

आणि ज्याअर्थी, सहसंचालक, नगर रचना, नागपूर विभाग, नागपूर यांचेकडील पत्र क्र. २२३, दि. २६ फेब्रुवारी २०२१ अन्वये उक्त जमिन मालकांच्या उक्त जमिनीचे उक्त आरक्षणाने बाधित क्षेत्र ४१२५ चौ. मी. बाबत भूसंपादनाची कार्यवाही पूर्ण झाली नसल्याने, तसेच उक्त रिट याचिकेत मा. उच्च न्यायालय, मुंबई, नागपूर खंडपीठ यांनी दिलेल्या निर्णयानुसार उक्त जमिनी उक्त आरक्षणातून मुक्त झाल्याचे आदेश आरक्षणातून निर्गमित करणे आवश्यक असल्याचा अहवाल सादर केला आहे ;

आणि ज्याअर्थी, उक्त मंजूर विकास योजनेतील उक्त जमिनीवरील उक्त आरक्षणाबाबतची उपरोक्त नमूद वस्तुस्थिती पाहता, उक्त अधिनियमाचे कलम १२७ (२) अन्वये उक्त जमिनीवरील उक्त आरक्षणाखालील क्षेत्र व्यपगत झाल्याबाबतचे आदेश निर्गमित करणे आवश्यक आहे, असे संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे मत झाले आहे;

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाचा निर्णय क्र. टिपीएस-१८१३-३२११-प्र.क्र. ५०८-नवि-१३, दि. ०१ डिसेंबर २०१६ अन्वये नियोजन प्राधिकरण असलेल्या सर्व नगरपरिषदा / नगर पंचायती / जिल्हा परिषदा यांच्या विकास योजना संबंधाने, उक्त अधिनियमाचे कलम १२७ (२) अन्वये कार्यवाही करण्याचे शासनाचे अधिकार कलम १५१ अन्वये संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना प्रदान केलेले आहेत;

त्याअर्थी, आता उक्त अधिनियमाचे कलम १२७ (२) अन्वये संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे हे, या आदेशाद्वारे पुढील परिशिष्टात नमूद केल्याप्रमाणे उक्त मंजूर विकास योजनेतील उक्त जमिनीवरील उक्त आरक्षण व्यपगत झाले आहे, असे अधिसूचित करीत आहेत आणि त्यासाठी उक्त मंजूर विकास योजनेच्या उक्त अधिसूचनेमध्ये पुढीलप्रमाणे सुधारणा करीत आहे -

उक्त मंजूर विकास योजनेच्या उक्त अधिसूचनेच्या बदलांच्या परिशिष्टामधील शेवटच्या नोंदीनंतर पुढील नविन नोंदीचा समावेश करण्यात येत आहे :-

परिशिष्ट

अ. क्र.	नगर परिषद मौजा, तालुका व जिल्हा	उक्त मंजूर विकास योजनेतील प्रस्ताव व वि.यो. अहवालानुसार अंदाजे क्षेत्र	उक्त जमिनीचा तपशील	उक्त आरक्षणातून व्यपगत झालेले अंदाजे क्षेत्र (चौ.मी.)
(१)	(२)	(३)	(४)	(५)
१.	नरखेड नगर परिषद, मौजा नरखेड, ता. नरखेड, जि. नागपूर.	आ. क्र. ५३- “ज्युनियर कॉलेज” क्षेत्र १.० हे.	सर्व्हे क्र. १ (पै.)	४१२५.०० चौ. मी.

टीप :

१. उक्त आरक्षणातून मुक्त झालेली उक्त जमीन ही लगतच्या जमिनीवर उक्त मंजूर विकास योजनेनुसार अनुज्ञेय होणा-या विकासाच्या प्रयोजनासाठी उक्त जमीन मालकांना उपलब्ध होईल.
२. उक्त आरक्षणातून मुक्त झालेल्या जमिनीचे क्षेत्र दर्शविणारा उक्त मंजूर विकास योजनेचा भाग नकाशा हा मुख्याधिकारी, नरखेड, नगर परिषद, नरखेड, जि. नागपूर यांच्या कार्यालयात, कामकाजाच्या दिवशी कार्यालयीन वेळेत, नागरिकांच्या अवलोकनार्थ एक महिन्यापर्यंत खुला ठेवण्यात येत आहे.
३. सदर आदेश संचालनालयाचे www.dtp.maharashtra.gov.in या संकेतस्थळावर प्रसिध्द करण्यात येत आहे.

अविनाश भा. पाटील,
संचालक, नगर रचना
महाराष्ट्र राज्य, पुणे.

पुणे :
दिनांक १८ नोव्हेंबर २०२२.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १३०.

BY DIRECTOR OF TOWN PLANNING

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

ORDER

No. DTP-DP Narkhed (R. + A.A.)-Sec-127(2)-order-TPV-II-5746.—

Whereas, the Development Plan of Narkhed Municipal Council (Revised+Additional Area) has been sanctioned under the provisions of Section 31 (1) of the Maharashtra Regional & Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) by the Director of Town Planning, Maharashtra State Pune *vide* Notification No. D.P-Narkhed (R.+A.A.) - TPV-2-3907, dated 07th June 1991 (hereinafter referred to as “the said Notification”) & has come into force with effect from dated 16th August 1991, (hereinafter referred to as “the said Sanctioned Development Plan”)

And whereas, in the said sanctioned Development Plan, area admeasuring 1.0 Ha. of the land bearing S. No. 1 (pt), & 2 (pt), of Mouza Narkhed is reserved for Site No. 53, “ Junior College” (hereinafter referred to as “ the said Reservation ”) for which Appropriate Authority for acquisition and development of the said reservation is Municipal Council, Narkhed (hereinafter referred to as “ the said Appropriate Authority ”) ;

And whereas, the land under said Reservation has not been acquired by the said Appropriate Authority within 10 (ten) years from the date on which the said Sanctioned Development Plan came into force;

And whereas, the then land owner of S. No. 1, Shrimati Sunanda Harishchandra Kale (hereinafter referred to as “ the said Land Owner ”) of the land under the said Reservation in respect of S. No. 1 (pt) of Mouza Narkhed (hereinafter referred to as “ the said Land ”) has served a notice under section 127(1) of the said Act, (hereinafter referred to as “ the said Notice ”) on the said Appropriate Authority on dated 27th May 2009 ;

And whereas, the said Appropriate Authority, even after the service of the said Notice has not taken steps for the acquisition of the said Land within the stipulated time limit as per the then provisions of Section 127 of the said Act ;

And whereas, the Hon’ble High Court, Mumbai, Nagpur Bench in the judgement dated 26th July 2019 in Writ Petition No. 5909/2018 (hereinafter referred to as the “said Writ Petition”) has passed an order that, the said Land is released from the said Reservation ;

And whereas the Chief Officer, Narkhed Municipal Council *vide* Marathi letter No. नपन-सा.बां-नर-अधिसूचना -934-2021, dtd. 07 June 2021 has communicated that, the Municipal Council has not filed the Review Petition in the Hon’ble Supreme Court against the order passed by the Hon’ble High Court Mumbai, Nagpur Bench in Writ Petition No. 5909/2018 ;

And whereas, the Joint Director of Town Planning, Nagpur Division, Nagpur *vide* letter No. 223, dt. 26 February 2021 has submitted report stating that, as the Land acquisition procedure has not been completed in respect of the area 4125 sq. mt. of the said land which is affected by the said reservation, and as per the order issued by the Hon’ble High Court, Mumbai, Nagpur Bench in the said Writ Petition it is necessary to issue an order regarding release of 4125 sq. mt. out of the said land from the said Reservation ;

And whereas, after considering the above facts in respect of the said Reservation on the said land in the said sanctioned Development Plan, the Director of Town Planning, Maharashtra State, Pune is of the opinion that, it is necessary to issue an order under Section 127(2) of the said Act, regarding the lapsing of the said Reservation on the said Land ;

And whereas, the Government in Urban Development Department under Section 151 of the said Act, *vide* Resolution No.TPS-1813-3211-CR-508-UD-13, dt. 01 December 2016, has delegated the powers exercisable by it under Section 127 (2) of the said Act, in respect of Development Plans of all Municipal Councils / Nagar Panchayat and for the Development Plans undertaken by Zilla Parishad as a Planning

Authority, to the Director of Town Planning, Maharashtra State, Pune ;

Now therefore, the Director of Town Planning, Maharashtra State, Pune, by this order and as specified in the Schedule hereinafter hereby notify the lapsing of the said Reservation in respect of the said Land under section 127(2) of the said Act & for that purpose amends the said Notification of the said Sanctioned Development Plan, as follows -

After the last entry in the Schedule of Modifications accompanying the said Notification of the said sanctioned Development Plan, the following new entry shall be added :-

SCHEDULE

Sr. No.	Municipal Council Mouza, Taluka and District	Proposal in the said sanctioned Development Plan & its Approx. Area as D. P. Report	Description of the said Land	Approximate Area lapsed from the said Reservation
(1)	(2)	(3)	(4)	(5) (sq. mt.)
1	Narkhed Municipal Council, Mouza Narkhed, Tal. Narkhed, Dist. Nagpur.	Site No. 53 "Junior College" Area 1.0 Hect.	S. No. 1 (Pt.)	4125.00 sq. mt.

- Note :-*
1. The said Land so released from the said Reservation shall become available to the said Land Owners for the purpose of development as otherwise permissible in the case of adjacent lands under the said sanctioned Development Plan.
 2. A copy of the part plan of the said sanctioned Development Plan showing the area of the said Land which is lapsed from the said Reservation is available in the office of the Chief Officer, Municipal Council, Narkhed, District Nagpur during office hours on all working days for inspection to public upto one month.
 3. This Order shall also be published on the Directorate's official website www.dtp.maharashtra.gov.in.

Pune :
Dated the 18th November 2022.

AVINASH B. PATIL,
Director of Town Planning,
Maharashtra State, Pune.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १३१.

प्रशासक, नगर परिषद, यांजकडून

अधिसूचना

क्रमांक एमसीयु-वियो-१३४८-२०२२.—

उमरेड शहराची सुधारित अधिक वाढीव सिमा विकास योजना शासनाचे नगर विकास विभाग मंत्रालय, मुंबई शासन निर्णय क्रमांक- टीपीएस-२४९८-२८७-प्र.क्र.- २५-९८-नवि-९, दि. ८ जुलै २००३ अन्वये अंशतः मंजूर झाली असून ती दिनांक २५ ऑगस्ट २००३ पासून अंमलात आली आहे व शासनाचे नगर विकास विभाग, मंत्रालय, मुंबई शासन निर्णय क्रमांक-टीपीएस-२४९८-२८७-प्र.क्र.-२५-९८-नवि-९, दि. १९ जुलै २००५ ला वगळलेल्या भागाची विकास योजना मंजूर झालेली असून ती दि. ५ सप्टेंबर २००५ पासून अंमलात आलेली आहे.

उमरेड नगर परिषदेच्या सर्वसाधारण सभा, दि. १५ नोव्हेंबर २०२२ चा ठराव क्रमांक २ अन्वये ठरविल्याप्रमाणे उपरोक्त मंजूर विकास योजनेत

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१) अन्वये खाली दिलेल्या तपशिलाप्रमाणे बदल प्रस्तावित केला आहे.

अनुसूची

अ. क्र.	खसरा क्रमांक	विकास योजनेनुसार आरक्षित क्षेत्र	विकास योजनेतील मंजूर उपयोग	फेर बदल झाल्यानंतर होणारा प्रस्तावित उपयोग
(१)	(२)	(३)	(४)	(५)
१	मौजा उमरेड, त. उमरेड, सर्व्हे क्र. ५३९	२ २१ हे. आर	ना विकास क्षेत्र	रहिवासी

उपरोक्त फेरबदल दर्शविणारा नकाशा व त्यासंबंधीची माहिती बाबतचा अहवाल उमरेड नगर परिषदेच्या कार्यालयात कामकाजाचे वेळेत अवलोकनार्थ उपलब्ध आहे.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ३७ (१) अन्वये असे उद्घोषित करण्यात येते कि, सदर फेरबदलासंबंधी कोणाला काही हरकती अगर सूचना असतील त्यांनी ही अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्यापासून १ महिन्याचे आंत प्रशासक, नगर परिषद उमरेड / मुख्याधिकारी नगर परिषद, उमरेड यांचेकडे लेखी सादर कराव्यात. आवश्यक सूचना व हरकतीवर सदरहू फेरबदलाचा प्रस्ताव शासनास सादर करण्यापूर्वी योग्य तो विचार केला जाईल.

उमरेड :
दिनांक २१ नोव्हेंबर २०२२.

चंद्रभान खंडाईत,
प्रशासक,
नगर परिषद, उमरेड.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १३२.

BY ADMINISTRATOR, MUNICIPAL COUNCIL

NOTIFICATION

No. MCU-DP-1348-2022.—

The Development plan of Umred has already been partly sanction by the Government Urban Development Department *vide* resolution No. TPS - 2498/287/CR-25/98/UD-9, Dated 8th July 2003 with effect from 25th August 2003 and *vide* resolution No. TPS-2498/287/CR- 25/98/UD-9, Dated 9 th July 2005 Excluded part development Plan which came in force with effect from 5th September 2005.

The Municipal Council Umred has proposed to make modification under Maharashtra Regional and Town Planning Act 1966 Clause 37 (1) in the aforesaid final Development Plan *vide* its Administrator Committee resolution No. 02, Dated 15th November 2022 as below.—

SCHEDULE

Sr. No.	Kh. No.	Area under Reservation as per Development Plan	Present Use As per Development Plan	Proposed Use After Modification Proposed
(1)	(2)	(3) H. A.	(4)	(5)
1	Mauza Umred. Tah. Umred, Sr. No. 539	2 21	No Development Zone	Residential

The Plan and reports containing the description of the above minor modification can be seen in the office of the Municipal Council during the office hours.

Now, in pursuance of Section 37 (1) of Maharashtra Regional and Town Planning Act 1966 it is hereby notified that any person having any suggestion or objection to the proposed modification as details above shall communicate the same in writing to the undersigned within one month from the

date on which this notification Publish in the *official gazzete*. The objection or suggestion if any received within the above mentioned period of one month will be considered by the Council while submitting the proposed modification to the Government for sanction.

Umred:
Dated the 21st November 2022.

CHANDRABHAN KHANDAIT,
Administrator,
Municipal Council, Umred.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १३३.

प्रशासक, नगर परिषद, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अंतर्गत फेरबदल

जाहीर सूचना

क्रमांक नपका-न.र.वि.-फे.-३७-सर्व्हे ५७, ६०-२६७-२०२२.—

ज्याअर्थी, महाराष्ट्र शासनाने नगर विकास विभाग शासन निर्णय क्र. टीपीएस-२४०६-३१२३-प्र.क्र. १३३-०७-नवि. ९, दिनांक ०४ नोव्हेंबर २००८ अन्वये काटोल शहरासाठी विकास योजना मंजूर केली आहे व ती दिनांक १५ डिसेंबर २००८ पासून अमलात आली आहे.

ज्याअर्थी, नियोजन प्राधिकरणाने म्हणजे नगर परिषद, काटोल ने मंजूर विकास योजनेतील पुढे दर्शविलेल्या तक्त्यामधील जागेच्या वापरात फेरबदल करण्याबाबत नगरपालिका प्रशासक यांनी ठरविलेले आहे. या बदलामुळे मंजूर झालेल्या विकास योजनेच्या स्वरूपात विशेष बदल होणार नाही :—

तक्ता					
अ. क्र.	विकास आराखड्या- नुसार सर्व्हे क्र.	विकास योजनेप्रमाणे आरक्षण	आराजी	प्रस्तावित फेरबदल	नगरपरिषद सभेचा ठराव क्रमांक व दिनांक
(१)	(२)	(३)	(४)	(५)	(६)
हे. आर					
१	५७	कृषी प्रयोजनार्थ	० ३४	रहिवासी वापराकरीता	प्रशासकीय ठराव
२	६०	कृषी प्रयोजनार्थ	१ ५७	रहिवासी वापराकरीता	क्र. १९५, दिनांक २१ नोव्हेंबर २०२२

आणि ज्याअर्थी, प्रस्तावित बदल दर्शविणारा नकाशा तयार करून तो नगरपरिषदेच्या कार्यालयात कामकाजाच्या वेळीत सर्व जनतेस अवलोकनार्थ खुला ठेवला आहे.

त्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार अशी “ जाहीर सूचना ” देण्यात येत आहे की, वरील बदलाबाबत जर कोणत्याही व्यक्तीला काही हरकत असेल अथवा सूचना करावयाची असेल तर त्यांनी लेखी स्वरूपात नगर परिषद, काटोल यांचेकडे ही जाहीर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्यापासून एक महिन्यापेक्षा जास्त नाही या कालावधीत द्यावी.

अशा सर्व सूचनांचा योग्य तो विचार वरील बदलाचा प्रस्ताव शासनाकडे सादर करण्यापूर्वी करण्यात येईल.

काटोल :
दिनांक २१ नोव्हेंबर २०२२.

धनंजय बोरीकर,
प्रशासक,
नगर परिषद, काटोल.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १३४.

BY ADMINISTRATOR, MUNICIPAL COUNCIL

Minor Modification Under Section 37 of Maharashtra Regional and Town Planning Act, 1966—**PUBLIC NOTICE**

No. MCK-N.R.V.-D.P.-M. 37-S. No. 57. 60-267-2022.—

Whereas, Development Plan of Katol has been sanctioned by the Government of Maharashtra in Urban Development Department *vide* its letter No. TPS-2406-3123-Case No. 133-07-UD-9, Dated 04th November 2008 and it has come into force with effect from 15th December 2008 ;

Whereas, the Planning Authority *i.e.* Municipal Council, Katol has now decided to make change modification in the aforesaid sanction Development Plan of Katol in respect of the purpose as per Municipal Resolution in following Chart. This change will not change the character of the aforesaid sanctioned Development Plan of Katol ;

CHART

Sr. No.	Survey No.	Reservation as per D.P.	Area as per D.P.	Purposed for Change Modification	Sanctioned Authority Municipal Resolution And Date
(1)	(2)	(3)	(4)	(5)	(6)
			H.A.		
1	57	Agriculture Zone	0.34	Residential Zone	Administrator
2	60	Agriculture Zone	1.57	Residential Zone	Resolution No. 195, Dated 21 th November 2022

And whereas, the Plan showing the proposed Modification is kept open in the Office of Municipal Council, Katol during office hours for inspection of public.

Therefore, under Section 37 of the Maharashtra Regional and Town Planning Act, 1966, it's hereby notified that any person having any objection or suggestion regarding the proposed modification may communicate the same in writing to the Administrator Municipal Council, Katol within a period of not more than one month from the date of publication of this Notice in the *Maharashtra Government Gazzete*. The objection shall be considered by the Planning Authority before submitting the Proposal to the Government for sanction.

Katol :

Dated the 21st November 2022.

DHANANJAY BORIKAR,

Administrator,

Municipal Council, Katol.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १३५.

प्रशासक, नगर परिषद, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अंतर्गत फेरबदल

जाहीर सूचना

क्रमांक नपका-वि.यो.-फे.-८५९-२०२२.—

ज्याअर्थी, महाराष्ट्र शासनाने नगर विकास विभाग शासन निर्णय क्र. टीपीएस-२४०६-३१२३-प्र.क्र. १३३-०७-नवि. ९, दिनांक ०४ नोव्हेंबर २००८ अन्वये काटोल शहरासाठी विकास योजना मंजूर केली आहे व ती दिनांक १५ डिसेंबर २००८ पासून अंमलात आली आहे.

ज्याअर्थी, नियोजन प्राधिकरणाने म्हणजे नगर परिषद, काटोल ने मंजूर विकास योजनेतील पुढे दर्शविलेल्या तक्त्यामधील जागेचे वापरामध्ये

आराजी फेरबदल करण्याचे नगरपालिकेचे सभेने ठरविलेले आहे. या बदलामुळे मंजूर झालेल्या विकास योजनेच्या स्वरूपात विशेष बदल होणार नाही :—

अ. क्र.	विकास आराखड्या- नुसार सर्व्हे क्र.	विकास योजनेप्रमाणे आरक्षण	तक्ता आराजी हे. आर	प्रस्तावित आरक्षण	नगरपरिषद सभेचा ठराव
१	३८१	कृषी प्रयोजनासाठी	१ ६५	रहिवासी प्रयोजनासाठी	प्रशासकीय ठराव क्र. १९६, दिनांक २१ नोव्हेंबर २०२२

आणि ज्याअर्थी, प्रस्तावित बदल दर्शविणारा नकाशा तयार करून तो नगरपरिषदेच्या कार्यालयात कामकाजाच्या वेळात सर्व जनतेस अवलोकनार्थ खुला ठेवला आहे.

त्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार अशी “ जाहीर सूचना ” देण्यात येत आहे की, वरील बदलाबाबत जर कोणत्याही व्यक्तीला काही हरकत असेल अथवा सूचना करावयाची असेल तर त्यांनी लेखी स्वरूपात नगर परिषद, काटोल यांचेकडे ही “ जाहीर सूचना ” महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्यापासून एक महिन्यापेक्षा जास्त नाही या कालावधीत द्यावी.

अशा सर्व सूचनांचा योग्य तो विचार वरील बदलाचा प्रस्ताव शासनाकडे सादर करण्यापूर्वी करण्यात येईल.

काटोल :
दिनांक २२ नोव्हेंबर २०२२.

धनंजय बोरीकर,
प्रशासक,
नगर परिषद, काटोल.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. १३६.

BY ADMINISTRATOR, MUNICIPAL COUNCIL

Modification Under Section 37 of Maharashtra Regional and Town Planning Act, 1966—
PUBLIC NOTICE

No. MCK-P.S.-D.P.-M-859-2022.—

Whereas, Development Plan of Katol has been sanctioned by the Government of Maharashtra in Urban Development Department *vide* its letter No. TPS-2406-3123-Case No. 133-07-UD-9, Dated 04th November 2008 and it has come into force with effect from 15th December 2008 ;

Whereas, the Planning Authority *i.e.* Municipal Council, Katol has now decided to make areas modification in the aforesaid sanction Development Plan of Katol in respect of the purpose as per Municipal Resolution in following Chart. This change will not change the character of the aforesaid sanctioned Development Plan of Katol ;

CHART					
Sr. No.	Survey No.	Reservation as per D.P.	Area as per D.P.	Purposed for Change	Sanctioned Authority Municipal Resolution And Date
(1)	(2)	(3)	(4)	(5)	(6)
1	381	Agriculture Zone	1 65 H.A.	Residential Zone	Administrator Resolution No. 196, Dated 21 th November 2022

And whereas, the Plan showing the proposed Modification is kept open in the Office of Municipal Council, Katol during office hours for inspection of public.

Therefore, under Section 37 of the Maharashtra Regional and Town Planning Act, 1966, it's hereby notified that any person having any objection or suggestion regarding the proposed modification may communicate the same in writing to the Municipal Council, Katol within a period of not more than one month from the date of publication of this Notice in the *Maharashtra Government Gazette*. The objection shall be considered by the Planning Authority before submitting the Proposal to the Government for sanction.

Katol :
Dated the 22nd November 2022.

DHANANJAY BORIKAR,
Administrator,
Municipal Council, Katol.

पुढील अधिसूचना असाधारण राजपत्र म्हणून त्यांच्यापुढे दर्शविलेल्या दिनांकाला प्रसिद्ध झालेली आहे.

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बुधवार, जून १, २०२२/ज्येष्ठ ११, शके १९४४

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. १७८.

आयुक्त, महानगरपालिका, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार फेरबदल.

शुद्धीपत्र

क्रमांक मनपाना-नरवि-इमारत विभाग-३७९-२०२२.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३९(१) अन्वये शासन अधिसूचना नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-९७-नवि-९, दिनांक ७ जानेवारी २००० अन्वये भागशः मंजूर झाली असून ती दिनांक १ मार्च २००० पासून अंमलात आली आहे. तसेच, वगळलेल्या भागाची विकास योजना शासन अधिसूचना, नगर रचना विभाग क्र. टिपीएस-२४००-१६२८-सी.आर.-२००-२०००-नवि-९, दिनांक १० सप्टेंबर २००१ अन्वये मंजूर झाली असून ती दिनांक २१ सप्टेंबर २००१ पासून अंमलात आलेली आहे. तसेच, शासनाने नगर विकास विभागाचे अधिसूचना क्र. टिपीएस-२४०१-८८५-प्र.क्र.-७६-नवि-९, दिनांक २७ फेब्रुवारी २००२ अन्वये नागपूर सुधार प्रन्यासच्या क्षेत्रांतर्गत सात योजनांचे क्षेत्र वगळून उर्वरित नागपूर शहराकरिता नागपूर महानगरपालिकेला नियोजन प्राधिकरण म्हणून घोषित केलेले आहे.

आणि ज्याअर्थी, नागपूर शहराच्या मंजूर विकास योजनेतील मौजा भामटी, खसरा क्र. ४७/१ ड, आराजी ०.४९ हे. आर ही जमीन शेती जमीन वापर क्षेत्रात अंतर्भूत आहे. उक्त जागेचा जमीन वापर बदलवून रहिवासी जमीन वापर क्षेत्रात अंतर्भूत करणेस्तव महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१) अन्वये फेरबदल करण्याचे प्रस्तावित असून सदर क्षेत्राकरिता महानगरपालिका, नागपूर हे नियोजन प्राधिकरण आहे.

ज्याअर्थी, नागपूर महानगरपालिका हद्दीतील मौजा भामटी, खसरा क्र. ४७/१ ड, आराजी ०.४९ हे. आर ही जमीन शेती जमीन वापर क्षेत्रात अंतर्भूत आहे. उक्त जागेचा जमीन वापर बदलवून रहिवासी जमीन वापर क्षेत्रात अंतर्भूत करणेस्तव महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१) अन्वये फेरबदल करण्याचे ठरविले आहे व यासाठी नागपूर महानगरपालिकेने ठराव क्र. ३८८, दिनांक २० जून २०१९ नुसार उपरोक्त फेरबदलाची कार्यवाही करण्यास मंजूरी प्रदान केली आहे.

त्याअर्थी, उपरोक्त फेरबदल दर्शविणारा नागपूर शहराच्या सुधारित विकास योजनेचा भाग नकाशा महानगरपालिकेच्या नगर रचना विभाग, श्री. छत्रपती शिवाजी महाराज प्रशासकीय इमारत, बी व सी विंग, तिसरा माळा महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर-४४० ००१ या कार्यालयात कामकाजाचे सर्व दिवशी कार्यालयीन कामकाजाचे वेळेत जनतेच्या निरीक्षणासाठी खुला ठेवण्यात आला होता. तसेच, सदर सूचना महाराष्ट्र शासन राजपत्रात दिनांक ८ जुलै २०१९ व इंग्रजी व मराठी वृत्तपत्रात दिनांक ४ जुलै २०१९ ला प्रसिद्ध करण्यात आली होती. परंतु, भाग नकाशा जागेच्या स्थानमानात तफावत असल्याने मोजणी नकाशानुसार जमिनीचे स्थानमान योग्य प्रकारे दर्शवून भाग नकाशा दुरुस्त करून त्यानुसार नागपूर शहराच्या सुधारित विकास योजनेचा सुधारित भाग नकाशा महानगरपालिकेच्या नगर रचना विभाग, श्री. छत्रपती शिवाजी महाराज प्रशासकीय इमारत, बी व सी विंग, तिसरा माळा, महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर-४४० ००१ या कार्यालयात कामकाजाचे सर्व दिवशी कार्यालयीन कामकाजाचे वेळेत जनतेच्या निरीक्षणासाठी खुला ठेवण्यात आला आहे.

तरी नागरिकांना सूचित करण्यात येते की, ही सूचना प्रकाशित झाल्याचे तारखेपासून एक महिन्याचे कालावधीत विकास योजनेतील उपरोक्त फेरबदलाच्या संबंधात ज्या सूचना किंवा हरकती महानगरपालिकेकडे प्राप्त होतील त्यावर महानगरपालिकेकडून सुनावणी देण्यात येईल. तदनंतर फेरबदलाचा प्रस्तुत प्रस्ताव शासनाकडे मंजूरीसाठी सादर करण्यात येईल.

नागपूर :

दिनांक २७ मे २०२२.

राधाकृष्ण बी.,

आयुक्त,

नागपूर, महानगरपालिका, नागपूर.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. १७९.

BY COMMISSIONER, MUNICIPAL CORPORATION

Modification under Section 37 of Maharashtra Regional and Town Planning Act, 1966.

CORRIGENDUM

No. NMC-TPD-379-2022.—

The revised Development Plan of Nagpur City prepared under the Provisions of Maharashtra Regional and Town Planning Act, 1966 Section 31(1) has been partially sanctioned by the Government *vide* Urban Development Department Notification No. TPS-2496-2643-CR-300(a)-97-UD-9, dated the 7th January 2000 and came into force from 1st March 2000. Excluded part of Development plan has been sanctioned *vide* Government Notification No. TPS-2400-1628-CR-200-2000-UD-9, dated the 9th September 2001 and came into force from dated the 21st September 2001. Also Nagpur Municipal Corporation has been declared as the “Planning Authority” for Nagpur City except the areas covered under seven scheme *vide* Government Notification No. TPS-2401-855-CR-76-UD-9, dated the 27th February 2022.

In the Sanctioned Development Plan of Nagpur the land bearing Khasra No. 47/1 D, of Mouza Bhamti is designated as a “Agriculture” land use and to be included in “Residential Zone” as per Section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 and the Planning Authority for the said land is Nagpur Municipal Corporation.

Whereas, as per Section 37(1) of the Maharashtra Regional and Town Planning Act, 1966, Nagpur, Municipal Corporation has decided to modify the land use for land bearing Khasra No. 47/1D of Mouza Bhamti admeasuring 0.49 Hecter which is designated as a “Agriculture” land use in sanctioned Development Plan of Nagpur City and to be included in “Residential Zone.”

The Nagpur Municipal Corporation has passed the resolution No. 388, dated the 20th June 2019 has to make the aforesaid modification.

Therefore, Part Plan of Development Plan of Nagpur City showing the aforesaid modification are kept open at the office of Town Planning Department of Nagpur Municipal Corporation for inspection by public during office hours on all working days. The same Notice was Published in Maharashtra Government Gazzette on dated the 8th July 2019 and also in Newspaper dated the 4th July 2019. However, due to location of aforesaid land not properly shown in Part Plan of Development Plan Nagpur; then the said corrected location on D. P. Part Plan according to the measurement sheet. Correction of location of land shown in D. P. Plan.

The Correct Part Plan of Development Plan of Nagpur City showing the aforesaid modification are kept open at the office of the Town Planning Department of Nagpur Municipal Corporation for inspection by public during office hours on all working days.

The suggestions and objections which may be received to Municipal Corporation in respect of the said modification to the Development Plan within a period of one month from the date of publication of this notice, will be heard by the Municipal Commissioner before submitting the said modification proposal to the State Government for sanction.

Nagpur :
Dated the 27th May 2022.

RADHAKRISHNAN B.,
Commissioner,
Nagpur Municipal Corporation,
Nagpur.